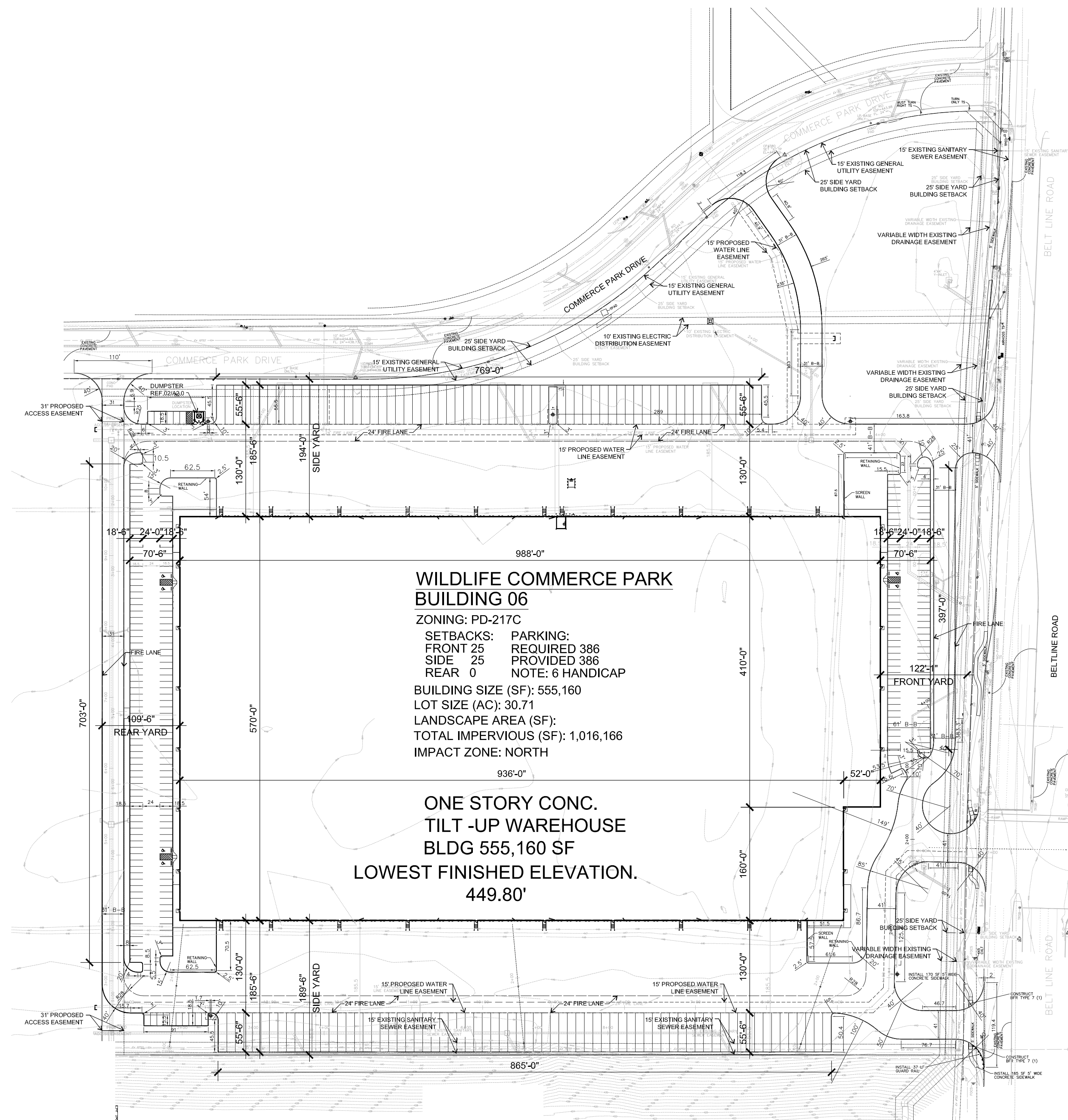
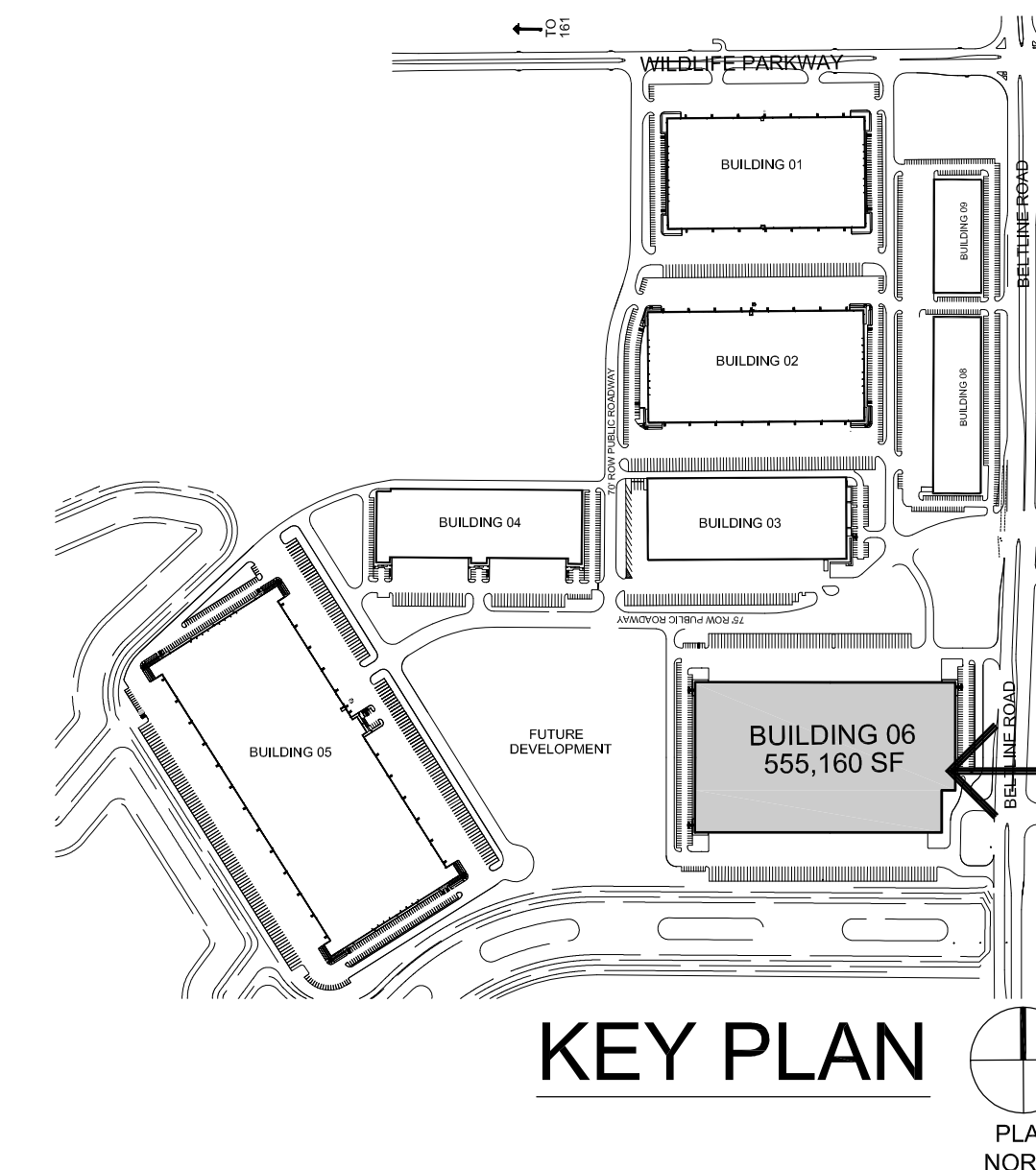



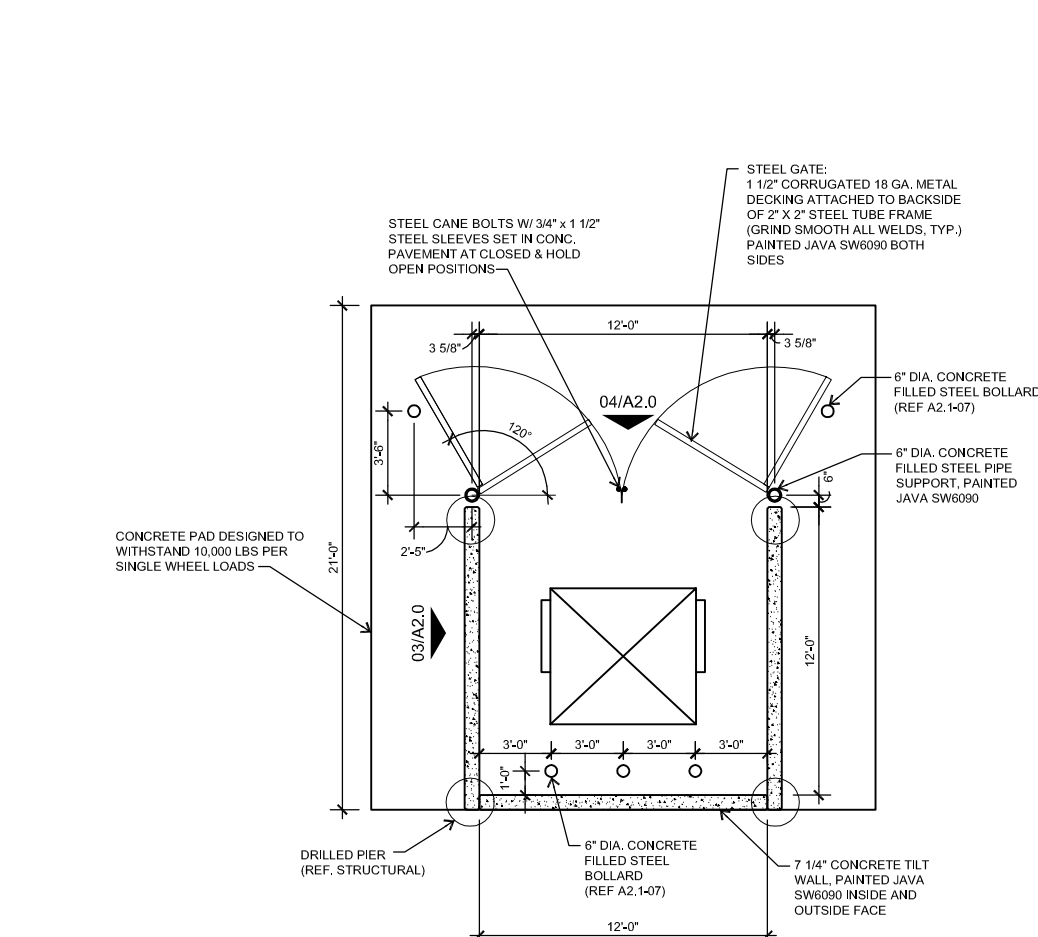
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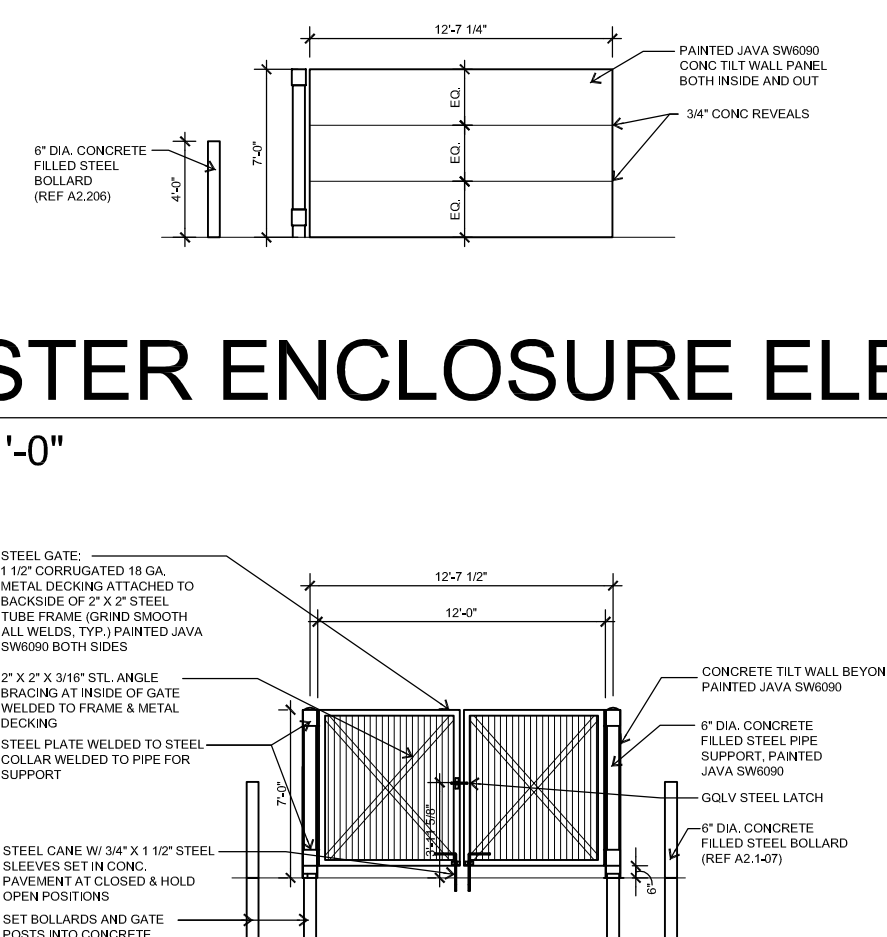
01 SITE PLAN

SCALE: 1"=100'-0"





## 02 DUMPSTER ENCLOSURE PLAN



### 03 DUMPSTER ENCLOSURE ELEVATION

SCALE: 1/8"=1'-0"

The diagram shows a side elevation of a dumpster enclosure. The main body is a rectangular frame made of steel pipe, with diagonal bracing. It sits on a concrete base. To the right is a concrete tilt wall. Various callouts specify materials like galvanized angle, welded plate, and steel pipe, as well as dimensions like 12'6" height and 12'0" width.

STEEL GATE:  
1" X 12" CORRUGATED GALVA-  
METAL DOORING ATTACHED TO  
BACKSIDE OF 2" X 12" STEEL  
TUBE FRAME (GATE SMOOTH)  
ALL WELDED. TOP 2" PAINTED JAWA  
SRAW500 BOLDS

2" X 2" X 3/16" STL ANGLE  
BRACING AT REAR OF GATE  
WELDED TO FRAME & METAL  
DOORING

STEEL PLATE WELDED TO STEEL  
COLUMN HELD TO PIPE FOR  
SUPPORT

STEEL GATE W/ 3/4" X 1" 12" STEEL  
SLIP RST IN TWO-  
PAVEMENT AT CLOSED & HOLD  
OPEN POSITIONS  
SET BOLLARDS AND GATE  
FOOTS INTO CONCRETE

12'6" 10"  
12'0"

CONCRETE TILT WALL BEYOND  
PAINTED JAWA SRAW500

2" X 12" GALV.  
FILLED STEEL PIPE  
SUPPORT. PAINTED  
JAWA SRAW500

GOL V STEEL LATCH  
— 2" X 12" GALV. CONCRETE  
FILLED STEEL BOLLARD  
(SEE AC 407)

PARKING	REQUIRED	PROVIDED
9'X18'	386	386
12'X50'		134

Diminsions = 9'x18'  
 89,000 SF Office (16%) / 325 = **273 spaces**  
 466,160 SF Warehouse / 5000  
 = 93 spaces + 20 spaces = **113 spaces**  
 Total Parking Required = **386 spaces**  
 Total Parking Provided = **386 Spaces**  
 including 6HC and including 3 van spaces

CHI/ WILDLIFE LAND, L.P.  
WILL MUNDINGER  
CROW HOLDINGS  
3819 MAPLE AVE.  
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(214) 661-8341 BUSINESS  
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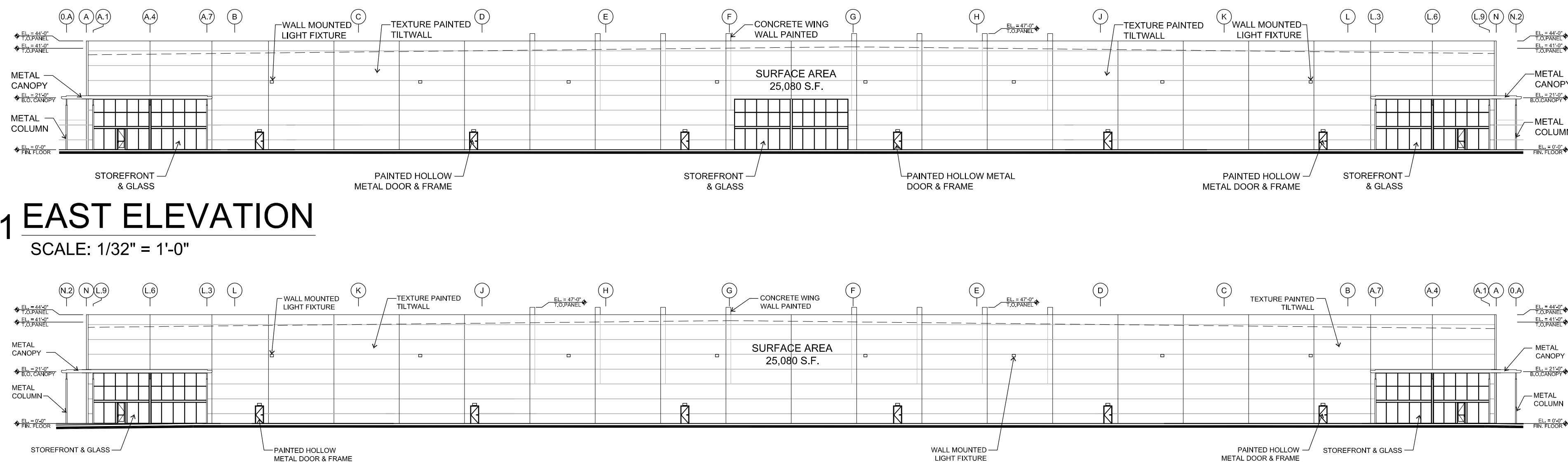
A portion of the subject property is located within the 100 year floodplain per panel #48113C0315K, dated July 7, 2014. The majority of the subject property is located outside the 100 year floodplain per LOMR 16-06-1079P. Effective September 12, 2016. The base flood elevation is approximately 442 feet.

SITE PLAN  
WILDLIFE COMMERCE PARK  
745 COMMERCE PARK DR.  
BUILDING 6  
CASE #S161103  
CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS



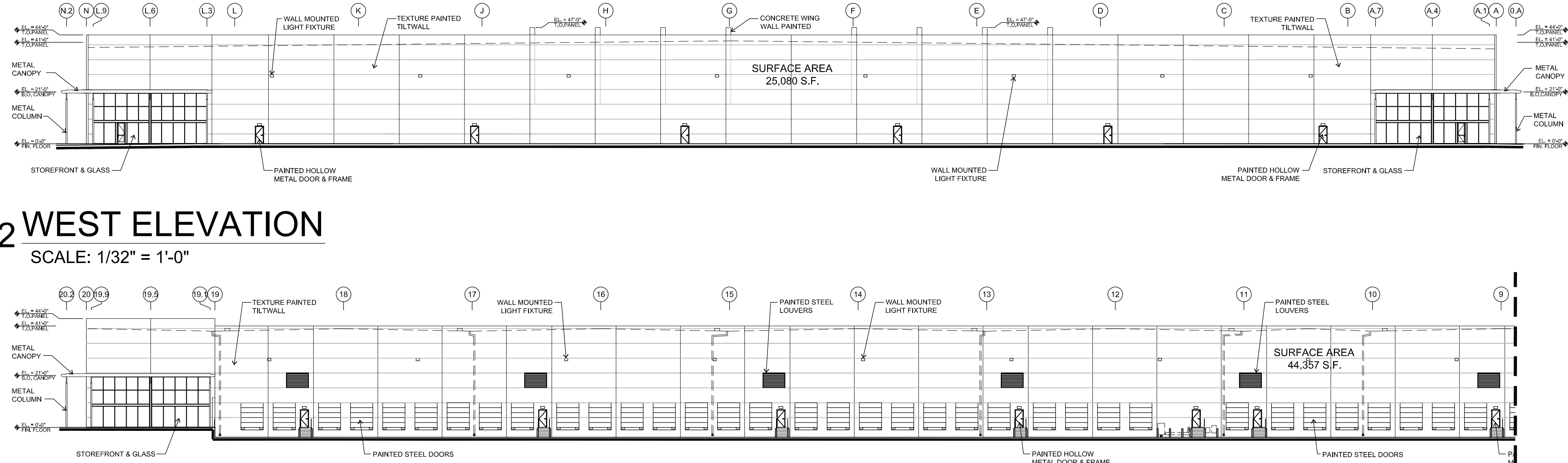
## 01 EAST ELEVATION

SCALE: 1/32" = 1'-0"



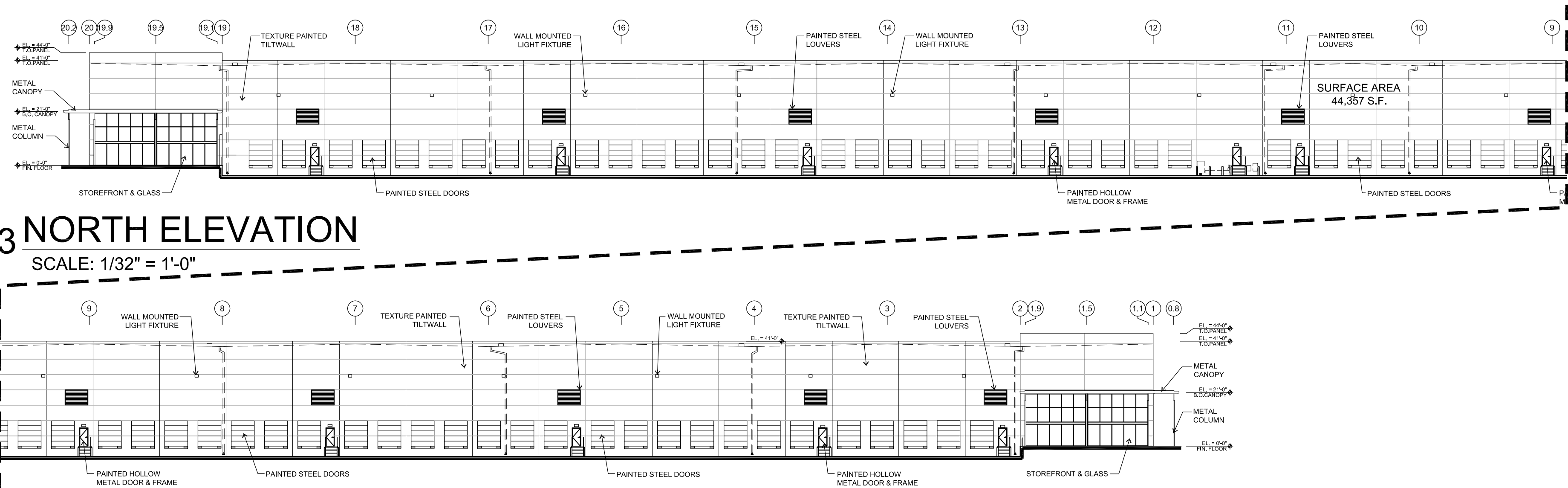
## 02 WEST ELEVATION

SCALE: 1/32" = 1'-0"



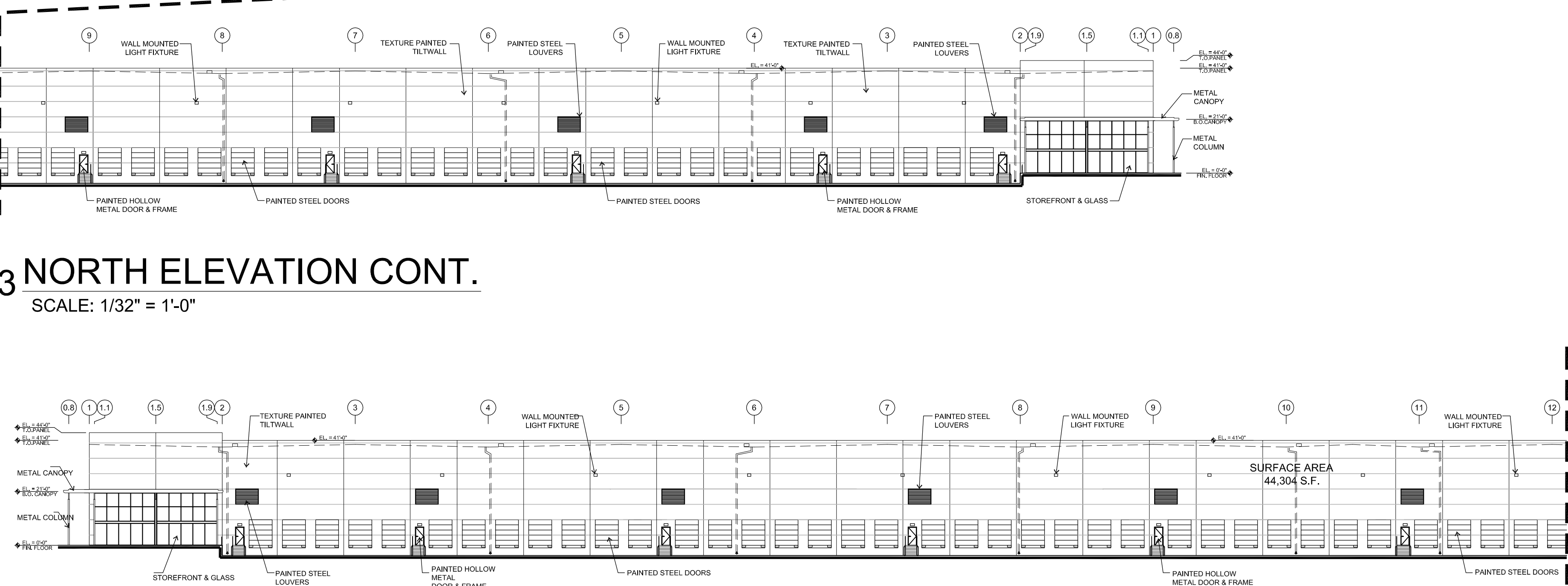
## 03 NORTH ELEVATION

SCALE: 1/32" = 1'-0"



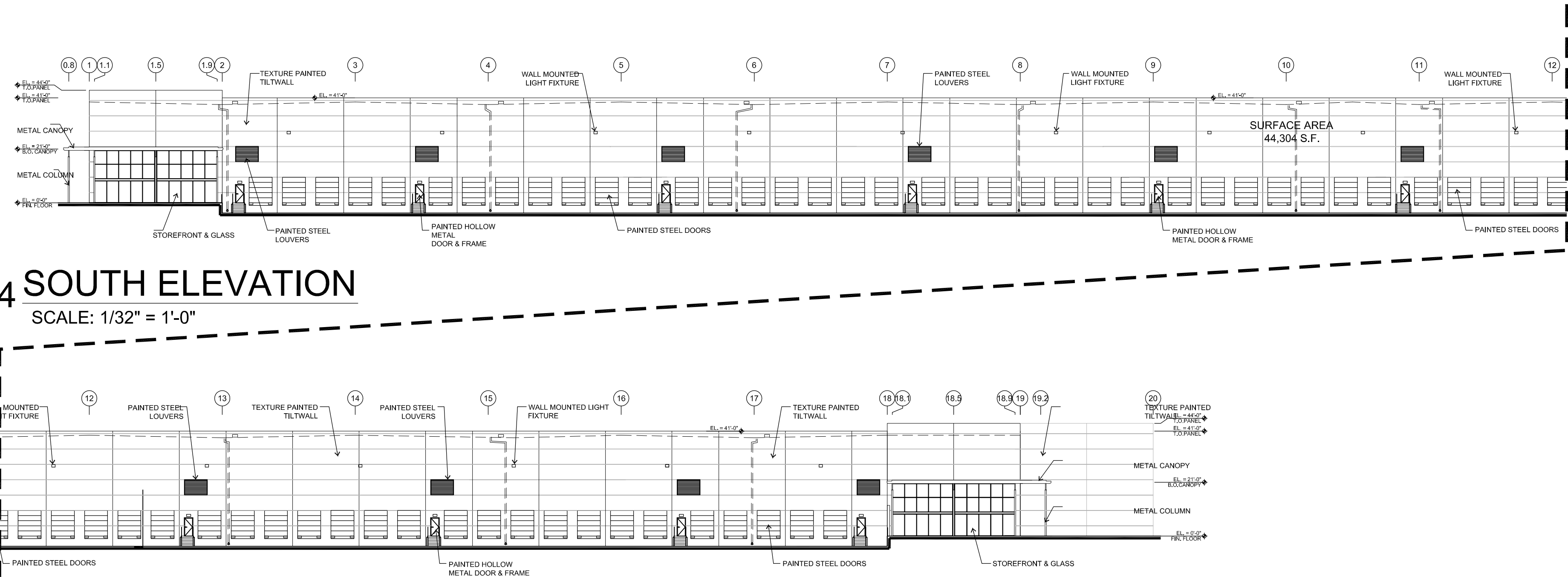
## 03 NORTH ELEVATION CONT.

SCALE: 1/32" = 1'-0"



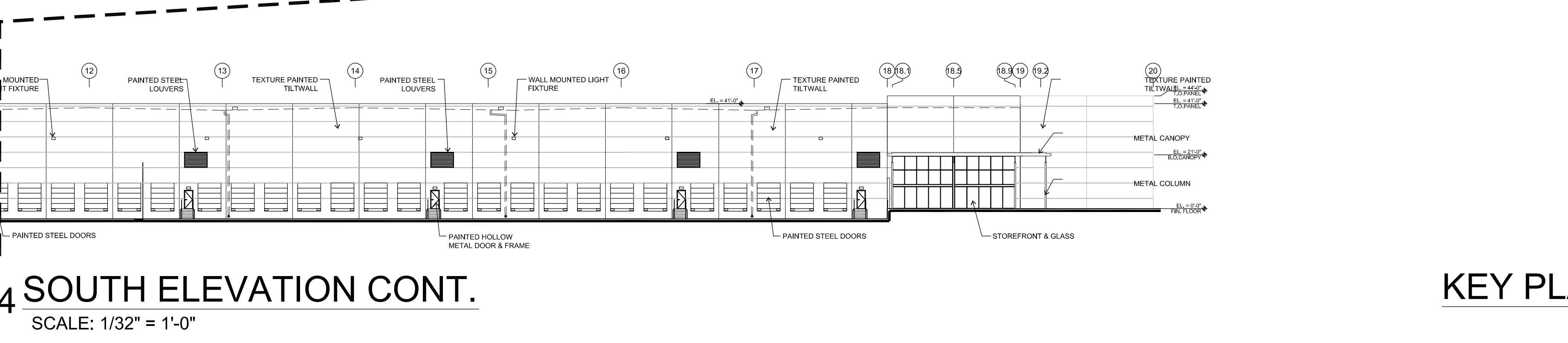
## 04 SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

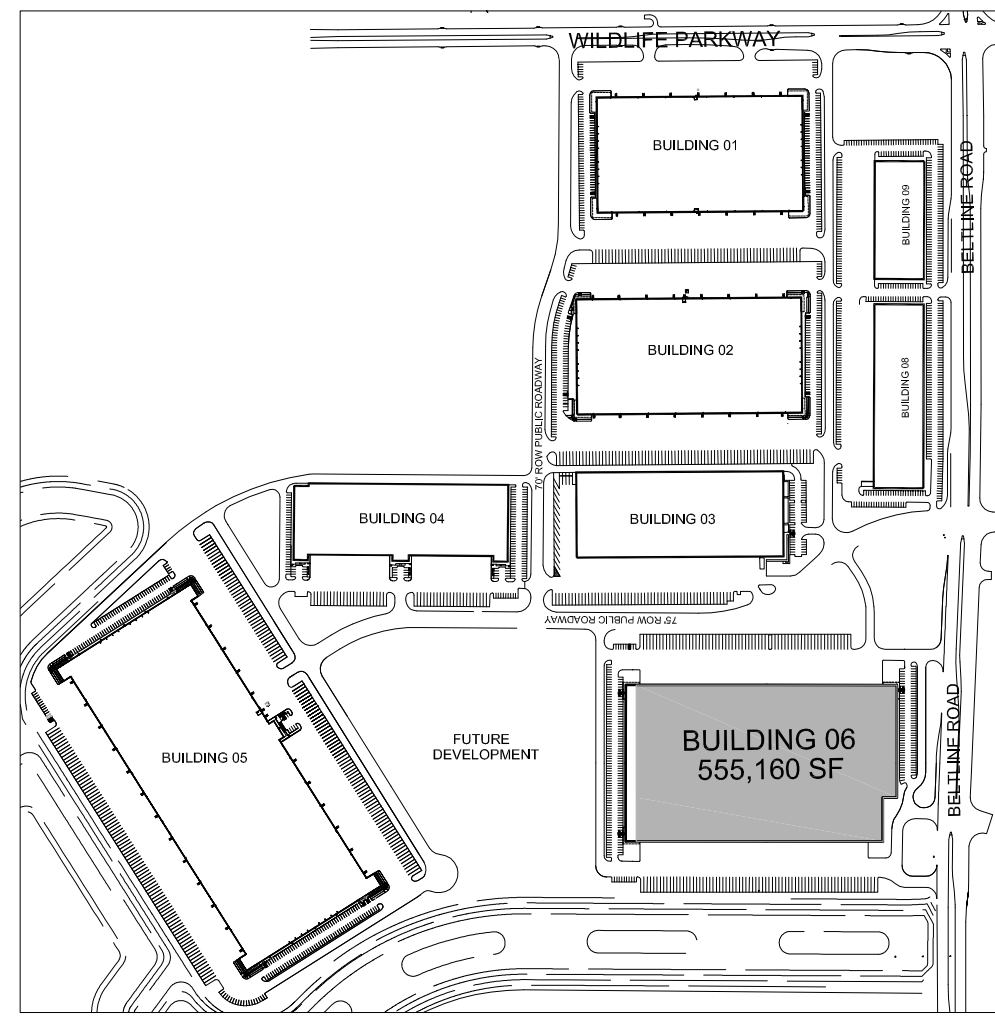
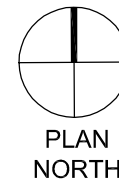


## 04 SOUTH ELEVATION CONT.

SCALE: 1/32" = 1'-0"



## KEY PLAN



SITE PLAN  
WILDLIFE COMMERCE PARK  
745 COMMERCE PARK DR.  
BUILDING 6  
CASE #S161103  
CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS

NOTE: THE PROVIDED DESIGN IS BASED ON THE ATTACHED CONCEPT PLAN APPROVED BY CITY COUNCIL AS PART OF AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN OWNER & CITY OF GRAND PRAIRIE DATED 2-14-2014 PAGE 7, ARTICLE V ITEM #5.1 DESIGN CONCEPT.

### ECONOMIC DEVELOPMENT AGREEMENT

#### EXHIBIT G PAGE 1 OF 4 CROSS DOCK DESIGN



Note: Individual elements of the design may change; this drawing is intended to serve as a general representation of the building design.

NOTE: COLORS ARE PRELIMINARY AND MAY CHANGE PRIOR TO CONSTRUCTION.

#### FACADE TABLE

ELEVATION	TOTAL SF	PAINTED TILT WALL	TOTAL OPENING	% OF PAINTED TILT WALL	MEETS
NORTH	44,357	35,548	8,909	80.14%	YES
EAST	25,080	22,108	2,972	88.15%	YES
WEST	25,080	23,061	2,029	91.91%	YES
SOUTH	44,304	35,717	8,587	80.62%	YES

\* BASED ON THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE OWNER & CITY OF GRAND PRAIRIE DATED FEBRUARY 19, 2014, PAGE #7, ARTICLE V, ITEM #5.1 DESIGN CONCEPT. DEVELOPER'S DESIGN CONCEPT FOR A CROSSDOCK FACILITY IS APPROVED BASED ON EXHIBIT G 1 OR 4. AND THEREFORE IS IN FULL COMPLIANCE WITH PD 217 (C).

\*\* 100% OF THE TEXTURE PAINTED TILT WALL HAS ARTICULATION USING 2 1/4" WIDE INCISED REVEALS

## WILDLIFE COMMERCE PARK

### BUILDING 6

745 COMMERCE PARK DRIVE  
GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:



Crow Holdings  
INDUSTRIAL

#### ISSUE LOG

DATE	DESCRIPTION
9-20-16	PLANNING SUBMITTAL

#### REVISION LOG

DATE	DESCRIPTION	REV. NO.

#### ISSUED FOR:

- ☒ PRELIMINARY - NOT FOR CONSTRUCTION
- ☐ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION



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JOHN O'BRIEN - ARCHITECT  
REGISTRATION NO. 4916

DATE SEAL: ARCH. PROJ. # SCALE:  
16032 REF. DRAWING

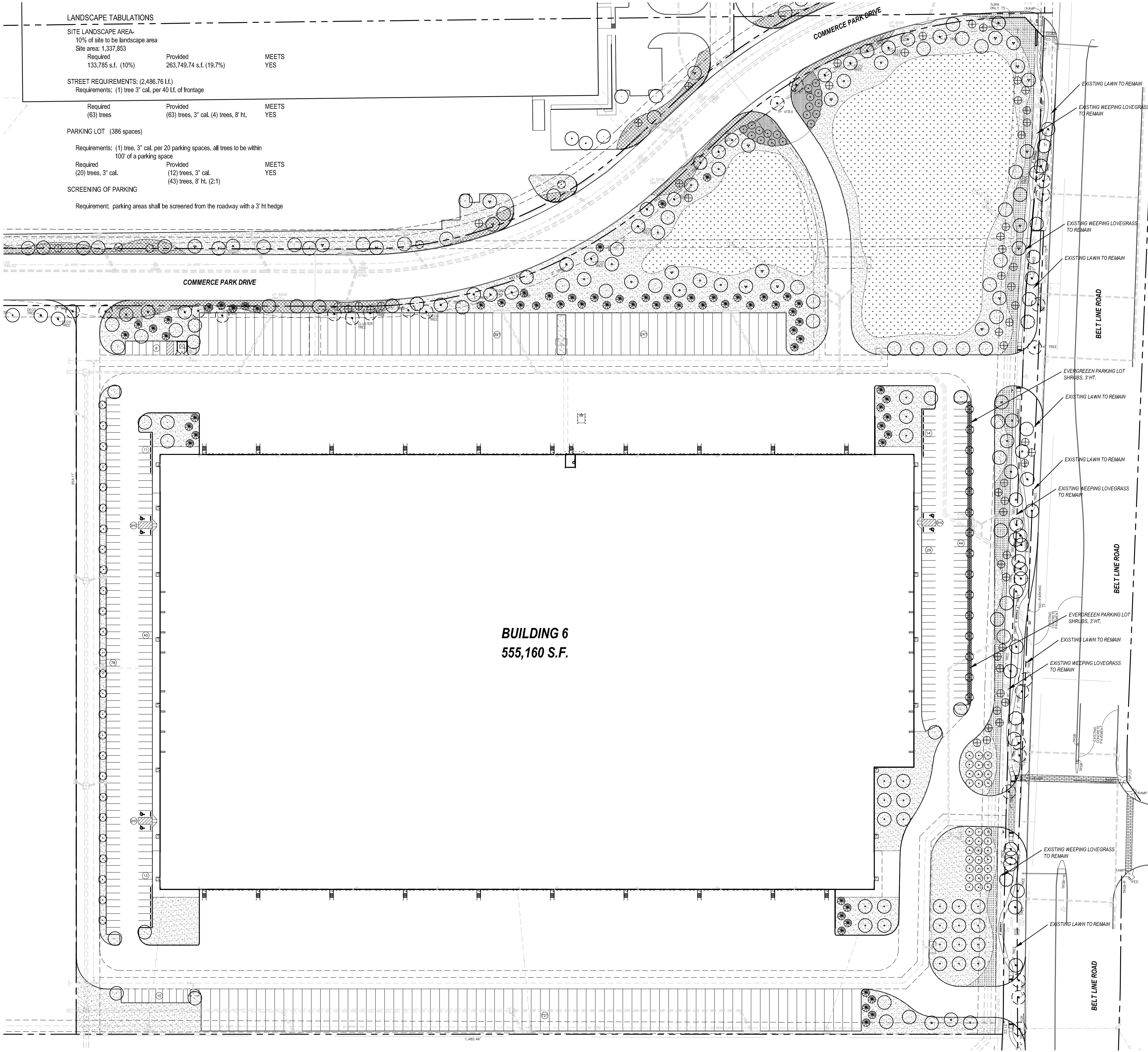
SHEET NO.

A5.0

EXTERIOR ELEVATIONS

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LANDSCAPE TABULATIONS

SITE LANDSCAPE AREA-  
10% of site to be landscape area  
Site area: 1,337,853  
Required  
133,785 s.f. (10%)  
Provided  
263,749,74 s.f. (19.7%)  
MEETS  
YES

STREET REQUIREMENTS: (2,486.76 L.F.)  
Requirements: (1) tree 3" cal. per 40 L.F. of frontage

Required  
(63) trees  
Provided  
(63) trees, 3" cal. (4) trees, 8' ht.  
MEETS  
YES

PARKING LOT (386 spaces)

Requirements: (1) tree, 3" cal. per 20 parking spaces, all trees to be within  
100' of a parking space

Required  
(20) trees, 3" cal.  
Provided  
(12) trees, 3" cal.  
(43) trees, 8' ht. (2:1)  
MEETS  
YES

SCREENING OF PARKING

Requirement: parking areas shall be screened from the roadway with a 3' ht hedge

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

GRAPHIC PLANT LEGEND

- RED OAK
- BALD CYPRESS
- CEDAR ELM
- LIVE OAK
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE TRANSPLANTED
- NEW TRANSPLANT TREE LOCATION
- VITEX
- CREPE MYRTLE
- EASTERN RED CEDAR
- LAWN, BERMUDAGRASS
- WEEPING LOVEGRASS
- NATIVE GRASS / WILFLOWER MIX

WILDLIFE COMMERCE PARK  
BUILDING 06

ZONING: PD-217C  
SETBACKS:  
FRONT 25  
SIDE 25  
REAR 0  
BUILDING SIZE (SF): 555,160  
LOT SIZE (AC): 30.71  
LANDSCAPE AREA (SF): 112,565.80  
TOTAL IMPERVIOUS (SF): 1,016,166  
IMPACT ZONE: NORTH

PARKING:  
REQUIRED 212  
PROVIDED 386  
NOTE: 6 HANDICAP

smr  
landscape architects, inc.  
1708 N. Griffin Street  
Dallas, Texas 75202  
Tel 214.871.0283  
Fax 214.871.0545  
Email smr@smr-ls.com

01 LANDSCAPE PLAN  
SCALE: 1" = 60'-0"



OWNER/ DEVELOPER

CHI WILDLIFE 6, L.P.  
WILL MUNDINGER  
CROWN HOLDINGS  
3819 MAPLE AVE.  
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(214) 661-4341 BUSINESS  
(214) 445-0803 BUSINESS FAX  
WMUNDINGER@CROWNHOLDINGS.COM

LANDSCAPE PLAN  
WILDLIFE COMMERCE PARK  
BUILDING 6  
CASE #S161103

CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS

WILDLIFE  
COMMERCE  
PARK

BUILDING 6

GRAND PRAIRIE, TEXAS

A DEVELOPMENT OF:

ISSUE LOG

DATE ISSUE	DESCRIPTION
9.20.16	DRC MEETING
10.27.16	DRC MEETING

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

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DATE SEAL:	ARCH. PROJ. #	SCALE:
	15036	REF. DRAWING

SHEET NO.

L.1

LANDSCAPE PLAN

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